086.A	0001	0002.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	316,100	/	316,100
USE VALUE:	316,100	/	316,100
ASSESSED:	316,100	/	316,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150	-152	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BLUMENTHAL LOUISA R
Owner 2:	
Owner 3:	
Street 1:	152 MADISON AVE
Street 2:	UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAGLICA STEFAN J & -
Owner 2:	MCNEELEY GINA A -
Street 1:	150-152 MADISON AVENUE UNIT2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1967, having primarily Vinyl Exterior and 935 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	316,100			316,100
Total Card	0.000	316,100			316,100
Total Parcel	0.000	316,100			316,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.07 /Parcel: 338.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 311540

GIS Ref

GIS Ref

Insp Date 08/17/18

!15748!

PREVIOUS ASSESSMENT

Parcel ID 086.A-0001-0002.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	316,100	0	.		316,100		Year end	12/23/2021
2021	102	FV	307,400	0	.		307,400		Year End Roll	12/10/2020
2020	102	FV	303,000	0	.		303,000	303,000	Year End Roll	12/18/2019
2019	102	FV	314,800	0	.		314,800	314,800	Year End Roll	1/3/2019
2018	102	FV	279,300	0	.		279,300	279,300	Year End Roll	12/20/2017
2017	102	FV	255,300	0	.		255,300	255,300	Year End Roll	1/3/2017
2016	102	FV	255,300	0	.		255,300	255,300	Year End	1/4/2016
2015	102	FV	240,300	0	.		240,300	240,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:18:04

LAST REV

Date	Time
10/15/21	09:59:47
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15748

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAGLICA STEFAN	60789-96		12/20/2012		270,000	No	No		
MCNEELEY GINA,	52131-160		1/26/2009	Family	1	No	No		

USER DEFINED

Prior Id # 1:	54201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1019	Heat App	9,961	C				
9/18/2018	1350	Siding	14,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2021	Mail Update	JO	Jenny O
9/2/2021	USPS	MM	Mary M
8/17/2018	Measured	DGM	D Mann
3/20/2013	MLS	EMK	Ellen K
4/29/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8126																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	40	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	4 - Below Avg.		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.85157597
Adj $ / SQ:	350.636
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388345
Depreciation:	72232
Depreciated Total:	316113

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	350.64
Special Features:	0	Val/Su Net:	338.07
Final Total:	316100	Val/Su SzAd	338.07

SKETCH

UnSketched SubAreas:
GLA: 935,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	935	350.640	327,845
Net Sketched Area:		935	Total:	327,845
Size Ad	935	Gross Area	935	FinArea 935

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

086.A-0001-0002.2

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: